The property is situated opposite **Scott's Restaurant** on the south side of fashionable

Mount Street.

Adjacent occupiers are Creed and Rubinacci.

Nearby retailers include: Marchesi 1824, Christian Louboutin, Celine, Richard Mille, and Balenciaga. The Connaught Hotel is a short distance walk away.









ACCOMMODATION

TOTAL	1,072 sq ft	99 sq m
Vaults	70 sq ft	6.0 sq m
Basement	445 sq ft	41 sq m
Ground Floor	557 sq ft	52 sq m
Gross Frontage	25 ft	7.6 m

QUOTING RENT

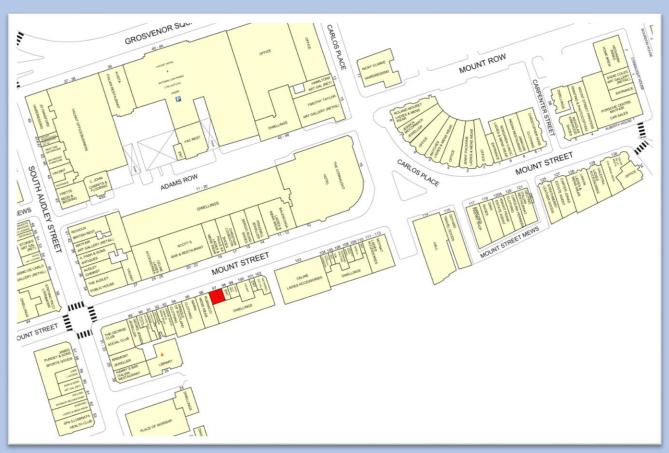
Upon application

TENURE

The premises are available by way of a new lease for a term to be agreed. The lease is to be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

BUSINESS RATES

We are informed by the Local Rating Authority that the current Rateable Value of the shop is £223,000 and the rates payable for 2019/20 are £116,852. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.



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